

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**June 17, 2004
MEETING NO. 07-04**

APPLICATION: HDC2004-00302

DATE FILED: May 25, 2004

**APPLICANT/
OWNER:** Andrew Sellman
411 W. Montgomery Ave.
Rockville, MD 20850



PROPERTY DESCRIPTION:

The subject property faces south toward the intersection of W. Montgomery Avenue and Thomas Street. The 2 ½ -story frame house was built in 1924 and has a hipped roof with asphalt shingles, wide eaves and a front, hipped dormer. The house is square in shape except for the several additions that have been built at the rear. Most of the windows are 6 over 1 double-hung sash. The lot includes many large hardwood trees and dense shrubbery. The long, narrow lot stretches to a rear alley and surface parking is accessed from the alley. There is no garage.

PREVIOUS ACTIONS AT THIS ADDRESS:

HDC2003-00266	Replace east-facing window with shorter Marvin windows
HDC2003-00240	Remove trees; replace gutters and downspouts
HDC2002-00225	Install fence
HDC2001-00180	Remove spruce tree from front yard
HDC2000-00165	Roof and soffit improvements, install vents in eaves, attic ventilation
HDC99-00142	Remove 5 trees
HD-28-91	Remove cherry tree
HD-142-86	Remove tree

REQUEST: The applicant requests a Certificate of Approval to 1) install a 6' x 8' pre-built painted garden shed and 2) install six wooden storm windows on 2nd story windows closest to West Montgomery Avenue.

The shed would be located at the northwest side of the rear yard, approximately 20 feet from the rear property line and approximately 5 feet from the west side property line. The applicant selected this location because the ground is fairly level and to avoid removing trees and blocking the view of the parking area from the house. The applicant also felt that this would be a good location for the shed if he builds a garage in the future.

The storm windows are produced by Air-Tite Mfg., Inc. and the installation methods and specs are included with the application.

Front façade of 411
W. Montgomery Ave.



Walkway from house to parking area in rear yard.
Proposed shed location is to right of walkway.



Rear parking area. Proposed location of shed is
just south of parking area.

1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

The house is an example of an early 20th century infill in the 19th century “West End Park” subdivision. It was constructed for a member of the family (Charles England family) that owned the Victorian residence next door at 409 W. Montgomery Avenue.

2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

No footings are required for sheds that are less than 144 square feet in area. (The proposed shed is 48 square feet in area). The vertical siding and the soffits will be T-111 and will be painted to match the colors selected for the house when it is repainted. The hip roof will be composed of asphalt shingles. Four-foot wide double doors will face the front of the property. Windows will be 18” x 36” vertical sliders with no shutters and will face the alley to the north and the east side of the property. The shed is an easily removable structure and does not have any impact on the physical integrity of the historic resource. The manufacturer is Bieler.

The storm windows will be installed on six wooden second-story windows that are most visible from West Montgomery Avenue (4 facing south, 1 facing west, and 1 facing east) and are similar to wooden storm windows that already exist on the first floor windows. The proposed custom-manufactured top-hung wood storm windows comply with the requirements of the HDC Technical Guides for Exterior Alterations – Storm Windows and Doors. The storm windows open, awning style, with locking elbows from the bottom for ventilation. Each unit is approximately 3’ x 5’ and has a cross rail that separates the upper and lower glazing panels. They are installed with hanger brackets attached to the top of the outside window. They will be painted to match the trim on the house. Wood framed screens can be purchased from the manufacturer that are held in place with turn clips or that hang in the same manner as the storm windows. The manufacturer is Air-Tite.

3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The shed will be painted to match the house, although the material will be different (vertical wood siding on shed and stucco on house). The hipped roof of the shed will mimic the hipped roof on the house. The shed is small and will be located in the rear yard. It will be partially obscured from West Montgomery Avenue by existing trees and landscaping. The shed could be completely hidden from the West Montgomery Avenue view if it were located immediately east of the parking area, adjacent to the alley, where the ground also appears to be fairly level and there are no trees. (This may interfere with the applicant’s anticipated future garage location, however.) An accessory building cannot be less than 3 feet from the side or rear property lines. The footprint may not cover more than 25% of the rear yard or 10% of the entire lot, whichever is smaller in the R-90 zone.

The storm windows will match the size of the window opening, will not obscure the original window detail and will be painted to match the window trim. They are similar to storm windows that are currently on first story windows.



Example of second story windows



Example of existing wooden, top-hung, storm window on first story window

4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.

STAFF RECOMMENDATION:

Shed:

Staff recommends that the HDC approve the 6' x 8' wooden shed in the rear yard at 411 West Montgomery Avenue with the conditions that it meet all zoning and building code requirements of the City of Rockville and the development standards for accessory buildings in the R-90 zone including:

- Minimum 3-foot side and rear setbacks
- Lot coverage not to exceed 25% of the rear yard (or 10% of the entire lot, whichever is smaller)
- One story with a 15-foot maximum height

An alternative location in the rear yard is recommended, if possible, to preclude visibility from West Montgomery Avenue; otherwise, adequate evergreen landscaping should be provided to fully obscure the view of the shed from this right-of-way.

Storm Windows:

Staff recommends that the HDC approve the installation of wooden storm windows on the second story windows at 411 West Montgomery Avenue that are visible from West Montgomery Avenue as they comply with HDC Technical Guides for storm windows and doors and will protect the original windows from deterioration. The storm windows are eligible for county and state tax credits.